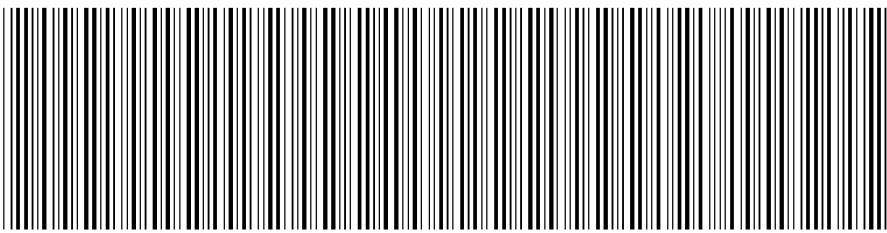
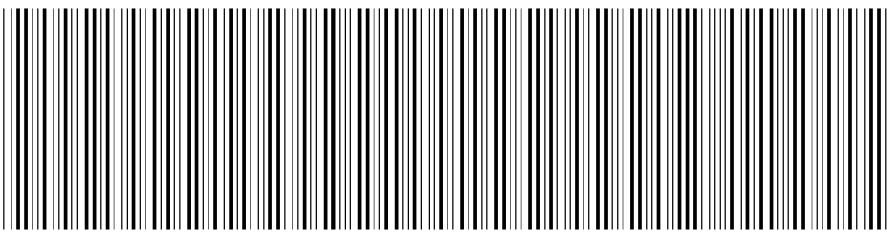


EXHIBIT P

NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.		 2014091100614001002ED472																													
RECORDING AND ENDORSEMENT COVER PAGE																															
Document ID: 2014091100614001		Document Date: 09-04-2014	Preparation Date: 09-15-2014																												
Document Type: DEED																															
Document Page Count: 3																															
PRESENTER: PIONEER ABSTRACT SERVICES CORP. AS AGENT FOR OLD REPUBLIC 254 CANAL STREET, SUITE 2002A NEW YORK, NY 10013 212-625-1888 PIO-1404063/OX-09390027		RETURN TO: FONG & WONG, PC 254 CANAL STREET, SUITE 2002 NEW YORK, NY 10013																													
PROPERTY DATA <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Borough</th> <th style="width: 25%;">Block</th> <th style="width: 25%;">Lot</th> <th style="width: 25%;">Unit</th> <th style="width: 25%;">Address</th> </tr> </thead> <tbody> <tr> <td>BROOKLYN</td> <td>6258</td> <td>39</td> <td>Entire Lot</td> <td>7814 16TH AVENUE</td> </tr> </tbody> </table> Property Type: DWELLING ONLY - 2 FAMILY				Borough	Block	Lot	Unit	Address	BROOKLYN	6258	39	Entire Lot	7814 16TH AVENUE																		
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CROSS REFERENCE DATA CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____																															
GRANTOR/SELLER: GENNARO NORTESANO 7814 16TH AVENUE BROOKLYN, NY 11214		PARTIES GRANTEE/BUYER: KRISTY LING FENG LI 7814 16TH AVENUE BROOKLYN, NY 11214																													
<input checked="" type="checkbox"/> Additional Parties Listed on Continuation Page																															
FEES AND TAXES <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Mortgage :</td> <td style="width: 50%;">Filing Fee:</td> </tr> <tr> <td>Mortgage Amount: \$ 0.00</td> <td>\$ 125.00</td> </tr> <tr> <td>Taxable Mortgage Amount: \$ 0.00</td> <td>NYC Real Property Transfer Tax: \$ 12,825.00</td> </tr> <tr> <td>Exemption:</td> <td>NYS Real Estate Transfer Tax: \$ 3,600.00</td> </tr> <tr> <td>TAXES: County (Basic): \$ 0.00</td> <td></td> </tr> <tr> <td>City (Additional): \$ 0.00</td> <td></td> </tr> <tr> <td>Spec (Additional): \$ 0.00</td> <td></td> </tr> <tr> <td>TASF: \$ 0.00</td> <td></td> </tr> <tr> <td>MTA: \$ 0.00</td> <td></td> </tr> <tr> <td>NYCTA: \$ 0.00</td> <td></td> </tr> <tr> <td>Additional MRT: \$ 0.00</td> <td></td> </tr> <tr> <td>TOTAL: \$ 0.00</td> <td></td> </tr> <tr> <td>Recording Fee: \$ 52.00</td> <td></td> </tr> <tr> <td>Affidavit Fee: \$ 0.00</td> <td></td> </tr> </table>				Mortgage :	Filing Fee:	Mortgage Amount: \$ 0.00	\$ 125.00	Taxable Mortgage Amount: \$ 0.00	NYC Real Property Transfer Tax: \$ 12,825.00	Exemption:	NYS Real Estate Transfer Tax: \$ 3,600.00	TAXES: County (Basic): \$ 0.00		City (Additional): \$ 0.00		Spec (Additional): \$ 0.00		TASF: \$ 0.00		MTA: \$ 0.00		NYCTA: \$ 0.00		Additional MRT: \$ 0.00		TOTAL: \$ 0.00		Recording Fee: \$ 52.00		Affidavit Fee: \$ 0.00	
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RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK Recorded/Filed 09-24-2014 15:05 City Register File No.(CRFN): 2014000316737																															
 <i>Janette M. Hill</i> <i>City Register Official Signature</i>																															

NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER	 2014091100614001002CD6F2
RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 5	
Document ID: 2014091100614001 Document Type: DEED	Document Date: 09-04-2014 Preparation Date: 09-11-2014
PARTIES GRANTOR/SELLER: GRAZIELLA NORTESANO, DECEASED 7814 16TH AVENUE BROOKLYN, NY 11214	

NYRS; \$3600.00

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 4th day of September, , 2014

BETWEEN

GENNARO NORTESANO, Individually and Surviving Tenant by the Entirety of GRAZIELLA NORTESANO, his wife, resided at 7814 16th Avenue, Brooklyn, New York, 11214

party of the first part, and

KRISTY LING FENG LI to be residing at 7814 16th Avenue, Brooklyn, New York, 11214q

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Borough of Brooklyn, County of Kings and more fully described on attached legal description and made part hereto.

PREMISES known as 7814 16th Avenue, Brooklyn, New York, 11214.

PREMISES being and intended to be the same as those conveyed to the grantor herein together with his wife GRAZIELLA NORTESANO, now deceased, in deed dated 07/28/2005, recorded 09/13/2005 in CRFN#2005000509302, and in deed dated 7/27/1989 and recorded on 10/10/1989 in Reel 2432 Page 1 in the Office of the City Register, County of Kings.

SEC: 19

BLK: 6258

LOT: 39

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



GENNARO NORTESANO

TITLE NUMBER: PIO-1404063

SCHEDULE A

(LEGAL DESCRIPTION)

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the Northwesterly side of 16th Avenue, distant 73 feet 10 inches Northeasterly from the corner formed by the intersection of the Northeasterly side of 79th Street and the Northwesterly side of 16th Avenue;

RUNNING THENCE Northwesterly, parallel with the Northeasterly side of 79th Street and part of the distance through a party wall, 100 feet;

THENCE Northeasterly, parallel with the Northwesterly side of 16th Avenue, 26 feet 2 inches;

THENCE Southeasterly, again parallel with the Northeasterly side of 79th Street and part of the distance through a party wall, 100 feet to the Northwesterly side of 16th Avenue; and

THENCE Southwesterly and along the Northwesterly side of 16th Avenue, 26 feet 2 inches to the point or place of BEGINNING.

FOR INFORMATION ONLY:

Premises are also known as:

County:	Kings
Block:	6258
Lot:	39
Address:	7814 16 th Avenue, Brooklyn, NY

Pioneer Abstract Services Corp.
254 Canal Street, Suite 2002A
New York, NY 10013
Tel: (212)625-1888 Fax: (212)925-2226
PioneerAbs@yahoo.com

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of New York , ss:

On the 4th day of September in the year 2014 . before me, the undersigned, personally appeared

GENNARO NORTESANO

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

LINDA HALL
Notary Public, State of New York
No. 01HA5072988
Qualified in Nassau County
Commission Expires February 24, 2015

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year . before me, the undersigned, a Notary Public in and for said State, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of September in the year 2014 , before me, the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

**Bargain and Sale Deed
With Covenants****Title No. PIO-1404063-K**

SECTION: 19

BLOCK: 6258

LOT: 39

COUNTY OR TOWN: KINGS COUNTY

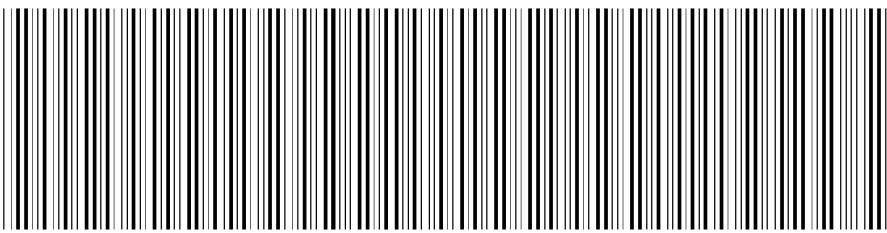
GENNARO NORTESANO
TO**KRISTY LING FENG LI**

DISTRIBUTED BY

The Judicial Title Insurance Agency LLC
800-281-TITLE (8485) FAX: 800-FAX-9396

RETURN BY MAIL TO:

FONG & WONG, ESQS.
254 CANAL STREET, SUITE 2002
NEW YORK, NEW YORK 10013

NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER	 2014091100614001002S1AF3	
SUPPORTING DOCUMENT COVER PAGE		
Document ID: 2014091100614001	Document Date: 09-04-2014	Preparation Date: 09-11-2014
Document Type: DEED		
ASSOCIATED TAX FORM ID: 2014090400517		
SUPPORTING DOCUMENTS SUBMITTED:		Page Count
RP - 5217 REAL PROPERTY TRANSFER REPORT		3

FOR CITY USE ONLY				
C1. County Code		C2. Date Deed Recorded		
		Month	Day	Year
C3. Book		C4. Page		
OR				
C5. CRFN				



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK

STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location	7814	16TH AVENUE	BROOKLYN	11214
	STREET NUMBER		STREET NAME	ZIP CODE
2. Buyer Name	LI	KRISTY LING FENG		
	LAST NAME / COMPANY		FIRST NAME	
			FIRST NAME	
	LAST NAME / COMPANY		FIRST NAME	
3. Tax Billing Address	Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)			
	LAST NAME / COMPANY		FIRST NAME	
			FIRST NAME	
	STREET NUMBER AND STREET NAME		CITY OR TOWN	STATE
				ZIP CODE
4. Indicate the number of Assessment Roll parcels transferred on the deed	1	# of Parcels	OR	<input type="checkbox"/> Part of a Parcel
5. Deed Property Size	X	FRONT FEET	DEPTH	ACRES
6. Seller Name	NORTESANO		GENNARO	
	LAST NAME / COMPANY		FIRST NAME	
	GRAZIELLA NORTESANO, DECEASED		FIRST NAME	
	LAST NAME / COMPANY		FIRST NAME	

9. Check the box below which most accurately describes the use of the property at the time of sale:

A One Family Residential C Residential Vacant Land E Commercial G Entertainment / Amusement J Industrial
B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service K Public Service

SALE INFORMATION

10. Sale Contract Date 4 / 1 / 2014
Month Day Year

11. Date of Sale / Transfer

| 9 / 4 / 2014

14. Check one or more of these conditions as applicable to transfer:

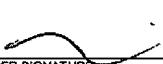
- A Sale Between Relatives or Former Relatives
- B Sale Between Related Companies or Partners in Business
- C One of the Buyers is also a Seller
- D Buyer or Seller is Government Agency or Lending Institution
- E Deed Type **not** Warranty or Bargain and Sale (Specify Below)
- F Sale of Fractional or Less than Fee Interest (Specify Below)
- G Significant Change in Property Between Taxable Status and Sale Dates
- H Sale of Business is Included in Sale Price
- I Other Unusual Factors Affecting Sale Price (Specify Below)
- J None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Building Class B, 1 16. Total Assessed Value (of all parcels in transfer) 3,575,2

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

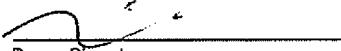
BROOKLYN 6258 39

CERTIFICATION		I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.			
 BUYER SIGNATURE 7814 16TH AVENUE		BUYER	9/4/2014	BUYER'S ATTORNEY	
		DATE		LAST NAME	FIRST NAME
				212	966-6668
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
BROOKLYN		NY	11214	SELLER	
CITY OR TOWN		STATE	ZIP CODE	SELLER SIGNATURE	DATE
					9/4/2014

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYERS

 9/4/2014
Buyer Signature Date

SELLERS

 9/4/2014
Seller Signature Date

Seller Signature Date